166.A	0002	0021.1	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	926,100	/	926,100
USE VALUE:	926,100	/	926,100
ASSESSED:	926,100	/	926,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1:	SAUNDERS ALYSSA R & KEVIN M
Owner 2:	
Owner 3:	
Street 1:	21 OAKLAND AVE UNIT 1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CRONIN DIANE A TRUSTEE OF -
Owner 2:	OAKLAND AVENUE REALTY TRUST -
Street 1:	21 OAKLAND AVE UNIT 1
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1900, having primarily Asbestos Exterior and 2721 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	926,100			926,100
Total Card	0.000	926,100			926,100
Total Parcel	0.000	926,100			926,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 340.32 | /Parcel: 340.3

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
280387			09/19/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 166.A-0002-0021.1

!15474!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	843,400	0	.		843,400	843,400	Year End Roll	12/18/2019
2019	102	FV	774,900	0	.		774,900	774,900	Year End Roll	1/3/2019
2018	102	FV	684,500	0	.		684,500	684,500	Year End Roll	12/20/2017
2017	102	FV	623,300	0	.		623,300	623,300	Year End Roll	1/3/2017
2016	102	FV	623,300	0	.		623,300	623,300	Year End	1/4/2016
2015	102	FV	493,200	0	.		493,200	493,200	Year End Roll	12/11/2014
2014	102	FV	470,400	0	.		470,400	470,400	Year End Roll	12/16/2013
2013	102	FV	470,400	0	.		470,400	470,400		12/13/2012

PRINT

Date	Time
12/11/20	05:11:27

LAST REV

Date	Time
09/09/20	15:18:30

danam

USER DEFINED

Prior Id # 1:	109858
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15474

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CRONIN DIANE A	142-129		11/17/2016		765,000	No	No		
TERLIZZI MARY T	93-7		3/14/2006		100	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/9/2019	39	Add Att	78,950	O				
12/20/2017	1668	New Wind	7,000	C				
8/4/2008	870	Re-Roof	21,109					

ACTIVITY INFORMATION

Date	Result	By	Name
6/18/2020	Permit Visit	DGM	D Mann
9/19/2018	Measured	DGM	D Mann
5/16/2017	SQ Returned	EMK	Ellen K
7/24/2008	Inspected	BR	B Rossignol
5/7/2007	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7846													G8	1.		

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CND	Total:		Spl Credit		Total:	

EXTERIOR INFORMATION

Type:	99 - Condo Conv
Sty Ht:	2H - 2 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	5 - Asbestos
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26.4 %

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.03585207
Const Adj.:	0.95940399
Adj $ / SQ:	293.171
Other Features:	101000
Grade Factor:	1.00
NBHD Inf:	1.39999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1258309
Depreciation:	332194
Depreciated Total:	926115

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	410.44
Special Features:	0	Val/Su Net:	340.35
Final Total:	926100	Val/Su SzAd	340.32

SKETCH

UnSketched SubAreas:
GLA: 2485,
TQS: 315,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,485	293.170	728,530
TQS	3/4 Story	236	293.170	69,262

Net Sketched Area:		2,721	Total:		797,792
Size Ad	2721.25	Gross Are	2800	FinArea	2721

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

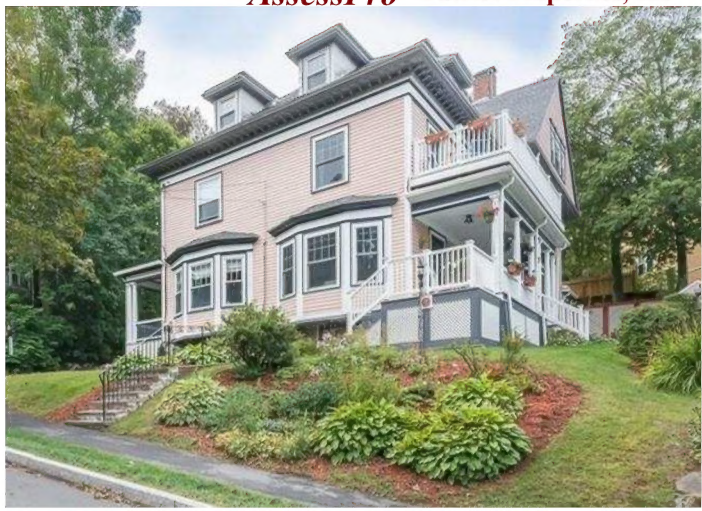
SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

166.A-0002-0021.1

IMAGE

AssessPro Patriot Properties, Inc